

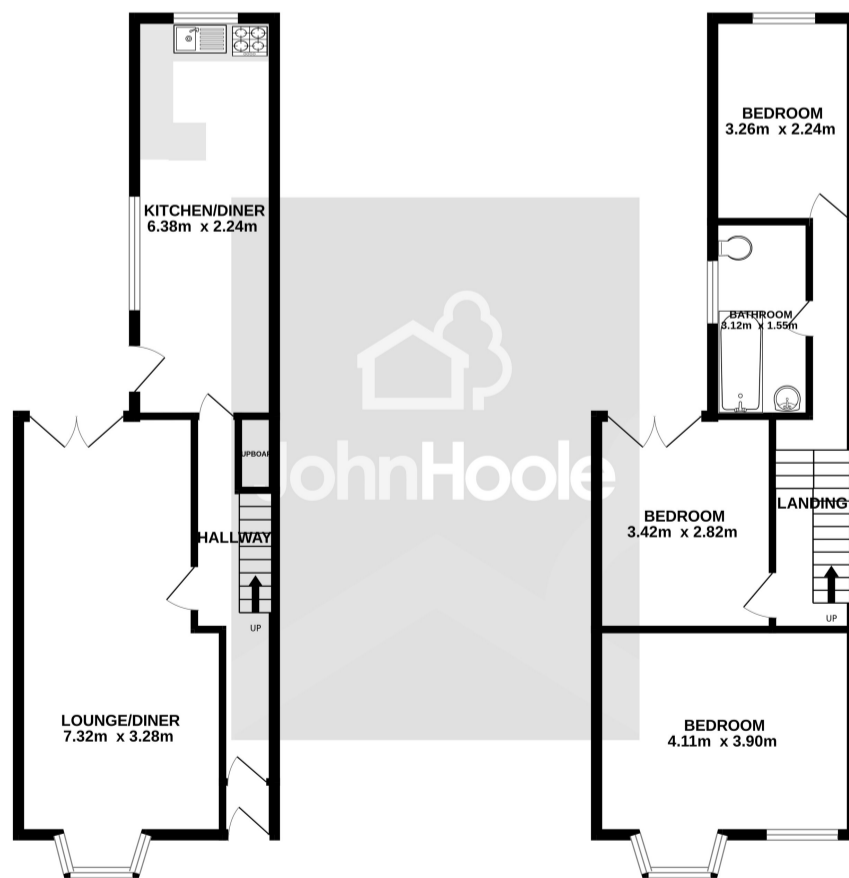


Howard Terrace, Brighton, BN1 3TR  
 Guide Price £750,000



GROUND FLOOR  
 42.6 sq.m. approx.

1ST FLOOR  
 42.6 sq.m. approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91)	A		85
(61-80)	B		
(41-60)	C		66
(21-40)	D		
(11-20)	E		37
(1-10)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	37

TOTAL FLOOR AREA: 85.3 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Welcome to Howard Terrace, Brighton – where charm seamlessly meets cosiness and comfort! This enchanting residence, owned by a talented writer, showcases a plethora of period features. Boasting three bedrooms, each thoughtfully designed for ultimate comfort and relaxation, this home is a haven for those seeking both style and tranquility. The spacious kitchen breakfast room, positioned at the rear, complements the through lounge dining room at the front, featuring a working fireplace.

Step into the south-facing landscaped garden from either the kitchen or through French doors in the lounge, and discover your own private oasis for al-fresco dining or serene moments. Conveniently located near Brighton Station and Seven Dials, this property invites you to indulge in the vibrant culinary scene.

Arranged over two floors, the property is wonderfully light throughout, elevating it beyond a mere home; it's a lifestyle. Don't miss the opportunity to make Howard Terrace your sanctuary. Seize the chance to embrace its charm!

The streets surrounding Seven Dials create a peaceful, family-friendly atmosphere, adorned with independent shops, bars, and restaurants. Among them are the Flour Pot Bakery, Small Batch Coffee, and Le Gourmet Delicatessen. Easy access to The Lanes, Churchill Square Shopping Centre, and Brighton Mainline Station, approximately 8 minutes' walk away or half a mile, adds to the appeal.

The Prestonville Arms, offering real ale and local art displays, and Upper Hamilton Road, with amenities such as the family-friendly gastro pub The Chimney House and the award-winning Joe's Café, contribute to the vibrant local scene. The Shakespeare's Head pub, known for its vegan menu and Sunday roasts, is also close by.



- THREE BEDROOMS
- SOUTH-FACING REAR GARDEN
- WORKING FIREPLACE
- WELL-PRESENTED THROUGHOUT
- SEVEN DIALS LOCATION
- CLOSE TO BRIGHTON STATION
- GOOD LOCAL SCHOOLS

